

# Planning and Zoning Board

## *Meeting Minutes*

Held in the City of Mesa Council Chambers – Upper Level

Date: January 20, 2016 Time: 4:00 p.m.

### **MEMBERS PRESENT:**

Chair Suzanne Johnson  
Vice-Chair Michael Clement  
Lisa Hudson  
Shelly Allen  
Steve Ikeda  
Michelle Dahlke  
Dane Astle

### **MEMBERS ABSENT:**

### **STAFF PRESENT:**

John Wesley  
Andrew Spurgin  
Lesley Davis  
Margaret Robertson  
Lisa Davis  
Tom Ellsworth  
Wahid Alam  
Charlotte McDermott  
MaryGrace McNear  
Rebecca Gorton  
Michael Gildenstern

### **OTHERS PRESENT:**

Richard Dyer  
David Peterson  
Johnette Davidson  
David Schueffner  
Nancy Schueffner  
Donna Elliot  
Gregory Paster  
Reuel Dorman  
James Claridge  
Dale Davidson

Call Meeting to Order.

Chair Johnson declared a quorum present and the meeting was called to order at 4:00 p.m.

1. Take action on all consent agenda items.

### **Items on the Consent Agenda**

2. **Approval of minutes:** Consider the minutes from the December 15 and December 16, 2015 study sessions and regular hearing.

It was moved by Boardmember Allen to approve the Consent Agenda with the removal of Condition #5 on Case Z16-005 as discussed in the Study Session. The motion was seconded by Boardmember Hudson.

### **Vote: 7-0**

Zoning Cases: Z16-001, Z16-003, Z16-004, Z16-006, Z15-033, Z15-044, Z16-002, Z16-005, Preliminary Plat for Mountain Bridge Parcel 1/3.

## MINUTES OF THE JANUARY 20, 2016 PLANNING & ZONING MEETING

- \*4-d Z16-005 District 6.** 1200 block of South Crismon Road. Located south of Southern Avenue on the east side of Crismon Road. (1± acres). Rezoning from PEP to LC and Site Plan Modification. This request will allow for development of a restaurant with drive-thru. Lance Meinhold, Larson Associates, applicant; V J Crismon, LLC, owner. (PLN2015-00492)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Approval with Conditions**

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Hudson

**That:** The Board recommends the approval of the case Z16-005 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan and building elevations submitted.
2. Compliance with all City development codes and regulations.
3. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
4. **Compliance with all conditions of Design Review (DR15-046) approval for architectural and landscaping design.**
5. **Provide a screen wall to buffer the parking lot along Crismon Road and driveway access to the south. Design of the screen wall and trash enclosure shall be compatible with the building architecture in material, color and texture.**
6. **Provide stamped concrete in all pedestrian walks across parking lots and drive aisles.**

**Vote: 7-0**

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**Note:** *Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at [www.mesaaz.gov](http://www.mesaaz.gov)*